LINCOLN COUNTY, NV

\$212.50

RPTT:\$175.50 Rec:\$37.00 10/22/2024 12:32 PM

2024-167532

MESQUITE TITLE COMPANY

Pgs=2 AE

A.P.N.: 001-065-13 Order No. 20353 R.P.T.T. \$175.50

RECORDING REQUESTED BY:

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

Russell S. & Holly M. McNaught 2121 Allen Pkwy, #4111 Houston, TX 77019

AMY ELMER, RECORDER

OFFICIAL RECORD

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Brandon Dee Hampton. Brandon Dea Hampton personx Executor of The Estate of Bradley Dee Hampton

do(es) hereby GRANT, BARGAIN and SELL to Russell S. McNaught and Holly M. McNaught, huband and wife as joint tenants

the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT

TO:

1. Taxes for the current fiscal year.

2. Covenants, conditions, restrictions, reservations, rights of way and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.

Date: 2 \ day of October, 2024

The Estate of Bradley Dee Hampton

Brandon Dee Hampton, Executor

STATE OF newla

COUNTY OF CLAR

On the 21 day of October, 2024, personally appeared before me, Brandon Dee Hampton, who being by me duly sworn, did say that he/she is the Executor of The Estate of Bradley Dee Hampton, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Brandon Dee Hampton acknowledged to me that said limited liability company executed the same.

> D. MACIAS Notary Public, State of Nevada No. 03-84030-1 My Appt. Exp. May 31, 2027

My Commission Expires: 5.31.27

Escrow No: 20353

EXHIBIT "A" Legal Description

All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

A parcel of land located within Block Five (5) TOWN OF PIOCHE, shown by map thereof recorded April 7, 1937, filed in Book "A" of Maps, Page 53-54 as Doc. No. 1194 in the Official Records of the County Recorder, Lincoln County, Nevada, being a portion of the Northwest Quarter (NW4) of the Northeast Quarter (NE4) of Section 22, Township 1 North, Range 67 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, particularly described as follows:

BEGINNING at the Northeast corner of the Un-numbered Plot within Block Five, TOWN OF PIOCHE shown by map thereof recorded April 7, 1937, filed in Book "A" of Maps, Page 53-54 as Doc. No. 1194 in the Official Records of the County Recorder, Lincoln County, Nevada:

Thence South 04° West a distance of 80 feet to a point;

Thence North 86° West a distance of 180 feet to a point;

Thence North 04° East a distance of 80 feet to a point;

Thence South 86° East a distance of 180 feet to the Point of Beginning.

Excepting therefrom any manufactured/mobile home located thereon not "affixed" according to Nevada Revised Statute(s) as assessed as real property.



STATE OF Nevada **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) a) 001-065-13 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY b. Single Fam. Res.d. 2-4 Plex a. Vacant Land c. Condo. Twnhse e. Apt. Bldg f. Comm'l/Ind'l Page: g. Agricultural h. Mobile Home Date of Recording: Other Notes: 3. a. Total Value/Sales Price of Property: \$45,000.00 b. Deed in Lieu of Foreclosure Only(value of property): (0.00)c. Transfer Tax Value: \$45,000.00 d. Real Property Transfer Tax Due \$175.50 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 100% The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Capacity Grantor's Agent Signature* Signature Capacity Grantee's Agent **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Brandon Dee Hampton, Executor of Russell S. McNaught and Holly M. The Estate of Bradley Dee Hampton McNaught Print Name: By: Annie M. Frehner, Agt. Print Name: By: Annie M. Frehner, Agt. Address: PO BOX 726 Address: 2121 Allen Pkwy, #4111

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Mesquite Title Company Escrow #: 20353

Address: 840 Pinnacle Ct. Building 3

State: Nevada Zip:89043

City: Pioche

City: Mesquite State: NV Zip: 89027

City: Houston

State: Texas Zip:77019